

Westfield-Washington Advisory Plan Commission held a meeting on Monday, July 2, 2012 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting:** 7:00 PM

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Bob Smith, Dan Degnan, Ken Kingshill, Steve Hoover, Charles Lehman, Cindy Spoljaric, and Danielle Tolan

**City Staff Present:** Sarah Reed, Associate Planner; and Ryan Clark, Associate Planner; Matthew Skelton, Director; and Brian Zaiger, City Attorney.

**Minutes:**

Motion: To approve the minutes for the June 4, 2012 APC meeting as presented

Motion: Spoljaric; Second: Kingshill; Vote: Passed by voice vote

Reed reviewed Public Hearing Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1206-DP-06 & 1206-SPP-03
Petitioner	Stoeppelwerth & Associates
Description	Springmill Trails Subdivision; Petitioner requests a Development Plan and a Primary Plat Review for 156 single family residential lots on approximately 50.5 acres in the Residential District 2 section of the Springmill Trails PUD.

Reed presented details and history of the petition, stating that staff has been working with petitioner regarding site access. She added that concerns raised from the public hearing have been addressed and that this petition is fully compliant. She stated that the original submission has not changed. Reed stated that staff recommends approval of the petition.

Spoljaric asked about the anti-monotony clause.

Skelton stated that he reviewed the language and has determined compliance.

Motion: To approve 1206-DP-06 & 1206-SPP-03 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and the Hamilton County Highway Department prior to issuance of a building permit.

Motion: Kingshill; Second: Spoljaric; Vote: 7-0

Hoover stated his concern about the monotony and hopes the developer will make sure this issue is resolved.

Case No. 1206-PUD-06  
Petitioner Hall & House, LLC  
Description 1001 W. SR 32; Petitioner requests a change in zoning on approximately 13.4 acres from the EI District to the Hall & House PUD District.

Clark reviewed details of the petition, identifying issues from the public hearing and how they were resolved or answered.

Degnan asked what the criteria are for special exceptions.

Skelton responded that generally speaking, special exceptions are acceptable uses in a district, but because of the special nature associated with them, there may be special conditions imposed in order to make them fit better in the area.

Hoover noted that the canopy location for the gas station shown on the conceptual layout does not comply with the State Road 32 Overlay requirements.

Spoljaric asked about outside storage and what would be possible on this site.

Skelton responded that outdoor display areas must be approved by APC through the DPR process. He added that outdoor storage, per se, is not permitted.

Discussion followed regarding outside storage and whether or not a condition needed to be added to the motion regarding restrictive language as to pallet storage.

Motion: To send 1206-PUD-06 to the Westfield City Council with a positive recommendation.

Motion: Kingshill; Second: Degnan; Vote: 7-0

### **CITY COUNCIL LIAISON**

Hoover stated that last year the weed ordinance was passed, which gave the City the ability to enforce properties not being mowed or taken care of. He further stated that an issue has come up where a property owner wanted to do a natural landscape and received a lot of complaints from neighbors. He added that he believes that the Council may be looking at giving additional guidance to staff on what may or may not be acceptable regarding environmentally friendly landscape.

### **ADJOURNMENT** (7:53 p.m.)

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President, Robert Smith, Esq.

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Vice President, Daniel Degnan

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Secretary, Matthew S. Skelton, Esq.